



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the June 6, 2022 APC Meeting

Presented for approval: June 20, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, June 6, 2022 at Westfield City Hall.

Active links for this meeting:

[June 6, 2022 APC Agenda & Exhibits](#)

[June 6, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:06](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Ginny Kelleher, Robert Horkay, Mike Johns, Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: Dave Schmitz.

Commissioners Absent: Matt Deck and Andre Maue.

City Staff Present In-Person: Kevin Todd, Director and Weston Rogers, Associate Planner.

City Staff Present Virtually: Pam Howard, Assistant Director.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the May 16, 2022 Minutes as presented.

McCarty seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Todd reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2203-DDP-09

[YouTube Time: 5:23](#)

Lantern Commons

Northwest corner of east 161st Street and south Union Street

Front Street Partners, LLC by Church Church Hittle + Antrim requests Detailed Development Plan review of a twelve (12) building multi-family development on 24.4 acres +/- in the Lantern Commons PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2204-DDP-11

Lantern Commons

TWG Grand Park Village Multi-Family

North of Grand Park Boulevard & Wheeler Road

TWG Development, LLC by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of an eleven (11) building Multi-Family Development on 12 acres +/- in the Grand Park Village PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2204-DDP-12

NewPro Campus Project 3

16400 Southpark Bldg Facility

Myers Construction Management, Inc. by Don Myers requests Detailed Development Plan review for a 34,150 SF commercial building on 2.1 acres +/- in the Southoak PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

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2206-DDP-17

Teachers Credit Union (TCU)

328 West State Road 32

The Redmond Company by Weihe Engineers requests Detailed Development Plan review of a 3,400 square foot bank on 1.1 acres +/- in the Spring Mill Centre PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2206-DDP-18

Community Bible Church Expansion

231 E. 161st Street

Community Bible Fellowship by Weihe Engineers requests Detailed Development Plan review for a 33,005 square foot building expansion and associated parking expansion on 15 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented in the associated Staff Reports.

Burkman seconded. Motion passed. Vote 6-1. (Spoljaric)

ITEMS OF BUSINESS

2205-PUD-10

[YouTube Time: 8:29](#)

Chatham Hills PUD Amendment IX

859 Chatham Ridge Lane

Tracy L. Haddad Trust by Church, Church, Hittle & Antrim requests an amendment to the Architectural and Landscaping Standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation

Kelleher motioned to forward 2205-PUD-10 to the City Council with a favorable recommendation.

Burkman seconded. Motion passed. Vote 7-0.

2205-ZOA-01

[YouTube Time: 12:42](#)

Unified Development Ordinance Amendment (Spring 2022)

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard - poward@westfield.in.gov)

Staff presentation / APC comments.

McCarty motioned to forward 2205-ZOA-01 to the City Council with a favorable recommendation with the amendment stated in the motion.

Spoljaric seconded. Motion passed. Vote 5-0. (Johns and Kelleher abstained.)

PUBLIC HEARING ITEMS

2206-ODP-05 & 2206-SPP-05 [PUBLIC HEARING] [YouTube Time: 28:54](#)

Midtown at Westfield

Northwest corner of 191st Street & East Street

Henke Development Group by Weihe Engineers requests Overall Development Plan and Primary Plat approval for three (3) Lots and three (3) Blocks on 37.78 acres +/- in the Midtown at Westfield PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov) / (Presenter: Kevin Todd - ktodd@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments.

Public Hearing for **2206-ODP-05 & 2206-SPP-05** opened at 7:47 p.m.

- One (1) public comment.

Public Hearing for **2206-ODP-05 & 2206-SPP-05** closed at 7:37 p.m.

Petitioner response / APC comments.

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2206-ODP-06 & 2206-SPP-06 [PUBLIC HEARING]

[YouTube Time: 45:59](#)

Springwater

East side of Westfield Blvd/Union Street, North of 161st Street

Apollo Developers, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 90 Single-family Attached residential Lots on 50.5 acres +/- in the Springwater PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)/(Presenter: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation

Public Hearing for **2206-ODP-06 & 2206-SPP-06** opened at 7:47 p.m.

- No public comments.

Public Hearing for **2206-ODP-06 & 2206-SPP-06** closed at 7:49 p.m.

No APC comments.

2206-PUD-11 [PUBLIC HEARING]

[YouTube Time: 49:30](#)

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov) / (Presenter: Kevin Todd – ktodd@westfield.in.gov)

Staff presentation.

Public Hearing for 2206-PUD-11 opened at 7:57 p.m.

- One (1) public comment.

Public Hearing for 2206-PUD-11 closed at 8:03 p.m.

Presenter response / APC comments.

2206-PUD-12 [PUBLIC HEARING]

[YouTube Time: 2:13:54](#)

Andover PUD Amendment - Parcel "I" Daycare

East Side of Grassy Branch Rd., Approx. 200 feet south of Mere Boulevard

NVS Properties 20, LLC by Murphy Real Estate Services requests an amendment to the Development and Architectural Standards of Parcel I of the Andover PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation.

Public Hearing for 2206-PUD-12 opened at 9:31 p.m.

- No public comments.

Public Hearing for 2206-PUD-12 closed at 9:33 p.m.

APC comments

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

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2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2203-PUD-05 [CONTINUED]

Towns at Union PUD

East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2205-PUD-09 [CONTINUED]

iBeach31 at Grand Park PUD

724 East 181st Street

iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

REPORTS/COMMENTS:

YouTube Time: [2:46:41](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 6-0.

(Spoljaric left before the vote to adjourn.)

The meeting adjourned at 10:08 p.m.

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Signature Page for APC Minutes for June 6, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary